

Interagency Land Tenure Subcommittee Meeting Notes
7/20/06
Conference Call

Present:

Mono County: Scott Burns, Nate Greenberg, Byng Hunt

Inyo Nat Forest: Garry Oye

BLM: Bill Dunkelberger

LADWP: Don McGhie

(Inyo County and the City of Bishop were unable to participate today)

Guest: Jim Porter, CA State Lands Commission

The purpose of the meeting was to continue working on production of a land ownership adjustment opportunity database for Mono and northern Inyo counties, depicting current land ownership and all agency parcels potentially available for disposal. The purpose of the maps and accompanying database is to share information with agencies and the public as a tool to consider potential land adjustment actions. An underlying goal of this collaborative effort is to enhance opportunities to identify mutually beneficial, community supported land adjustment actions, facilitating more informed land use decisions.

Jim Porter explained the CA State Lands Commission's (SLC) mission and described its policy on land disposal. SLC oversees 471,000 acres of state land with a mission to provide revenue for the CA teacher retirement fund. SLC can do and has done land exchanges based on equal values; however the other exchange party must pay all expenses related to the exchange. SLC has also done 3-way exchanges under the same terms. SLC may sell lands for fair market value as well. Jim indicated that the Land Tenure Subcommittee could depict all the SLC lands in Inyo and Mono County as potentially available for disposal, given the above constraints. Jim asked that he be able to provide input and review SLC's mission/constraint information prior to posting on web database.

Nate Greenberg provided a draft preview of the land tenure database website for all to view. Consensus was that the site layout looks good even though much information still needs to be added. The site may be viewed at: <http://209.221.205.25/Website/LandTenure> . Subcommittee members are encouraged to view the site and provide feedback to Nate and at next meeting.

Don from LADWP explained that Gene Coufal wanted to meet with Bill D. to discuss the web database and cost sharing. Nate stated he could wait to send out billing to each agency (\$500 each) until DWP's contributory status is known.

Each agency except the USFS still needs to revise its land ownership adjustment goals and constraints statements. Consensus from the last meeting was to use the following categories: (Land Ownership Adjustment) Mission, Needs, Constraints, Miscellaneous, and Contact Info. **Please revise and email final approved copy to Nate Greenberg as soon as possible and no later than August 28, prior to next meeting.** (Drafts attached below.) This information will provide database users with critical background information on each agency's, unique land ownership adjustment programs.

Please also attempt to provide the following parcel specific information to Nate by 8/28/06:

- Disposal Status
 - Disposal In Process -or-
 - Available
- Disposal Status Description (if pertinent and non-confidential)
- Disposal Purpose (if pertinent & different from general agency info)
- Disposal Constraints (if pertinent & different from general agency info)
- General Notes (if pertinent & different from general agency info)
- Any special contact info if different from agency contact

The next meeting was scheduled for Wednesday, August 30, 1:30-3:30 PM at the Mono County offices in Mammoth Lakes. The purpose of this meeting will be to finalize web database and content in anticipation of “going live” by September 6 for a presentation to a regional land use conference in Bishop.

(The work products of this committee and all information from all agencies are strictly preliminary inventory data for information sharing purposes only. Map and database products are not to be construed as official planning documents or decision documents.)

Agency/Organization Land Tenure Mission, Land Tenure Needs, Constraints

Party	Mission	Needs	Constraints	Miscellaneous	Contact Information
BLM	Dispose difficult, unmgable, low res value lands. Acquire mgble, hi res value lands. Provide land for cmtly purposes/expansion.	Increase efficiency of land mgmt.	Disposal of hi value lands, WSAs, ACECs, watershed wlds (Cong/EO). Env. Constraints --- res value issues i.e. plants, cultural, etc.	Will only acquire from willing sellers only. Consider Ridgecrest FO BLM lands as an opp to improve the data base pool.	
Inyo NF	Interested in acquiring inholdings inside USFS lands. Multiple hi res value areas – prioritized. Desires to retain USFS lands/admin sites in cmties for employee housing.	Desires employees living in cmties on USFS admin sites. Ongoing land tenure process in Mono Cty/Mmth Lks.	\$\$\$\$. No complex land planng process. Nature of land tenure = difficult/complex. Counter to current administration view. Env. Constraints --- res value issues i.e. plants, cultural, etc.	Community needs can only be addressed by tenure if cmtly is within the USFS boundary.	
Mono Cty	Contain developments in/around cmties. Development directed by gen'l plan.	Seeks orderly cmtly expansion with decision making at cmtly level. Policies promoting agricultural lands, scenic areas, open space character = zoning policies.	Lack of infrastructure. Ltd land base. \$\$\$\$\$. Lengthy process. Willing sellers. Each cmtly has individual constraints because of unique character. Env. Constraints --- res value issues i.e. plants, cultural, etc.		

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LADWP	Watershed protection to improve water quality/quantity.	Acquire lands and access around DWP facilities. Need access for ops and maintenance. Divest excess lands in and around towns. Divest/acquisitions of lands dependent on resource values.		Cannot sell water rts. Cannot sell ranches. Env. Constraints --- res value issues i.e. plants, cultural, etc. Priority for disposal based on compliance with 75 acres as per water agreement.		

Party	Mission	Needs	Constraints	Miscellaneous	Contact Information
Inyo Cty	Contain developments in/around cmties. Development directed by gen'l plan. Encourage development around existing cmties. Work with BLM/DWP re: land tenure.	Information of land tenure possibilities thru agencies, etc.	No net loss of pvt acreage. No mechanism to coordinate land trades. No 3 way land trade mechanism process. How to deal with new developments. DWP/IC water agreement ties up lands. Information regarding agency lands not readily available. Agencies may be competing for the same land. Env. Constraints -- - res value issues i.e. plants, cultural, etc.		
City of Bishop	Provide suitable housing, infrastructure, and employment for cnty.	Acquisition for growth. Wants to provide housing for various income groups from low to high, including senior citizens.	Env. Constraints -- - res value issues i.e. plants, cultural, etc. City bdies are confined. Have to wait until other agencies (cty, etc) act		

